



**Petition Number:** 2002-DDP-02

**Project Name:** Sanders Glen Senior Housing

**Subject Property:** 334 Cherry Street (the "Property")

**Petitioner:** Patch Development, LLC

**Request:** Petitioner requests Detailed Development Plan review for four (4) multi-family buildings containing a total of twenty-seven (27) dwelling units on 2.67 acres +/- in the MF2: Multi-Family Medium Density District.

**Current Zoning:** MF2: Multi-Family Medium Density

**Current Land Use:** Undeveloped

**Approximate Acreage:** 2.67 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Site Plan
4. Building Elevations
5. Landscape Plan

**Staff Reviewer:** Daine Crabtree, Associate Planner

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**DEVELOPMENT PLAN (Article 10.7(H) of the UDO):**

**The plans comply.**

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.



- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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**DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):**

**The plans comply.**

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.



- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
  - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
  - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

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**MF2: MULTI-FAMILY MEDIUM DENSITY DISTRICT ZONING (Chapter 4.11 of UDO)**

**The plans comply.**

22) Permitted Uses

23) Maximum Density: Ten (10) dwelling units per acre

**Comment: Twenty-seven (27) units proposed for 2.67 acres. Plans comply.**

24) Maximum Number of Dwelling Units

25) Maximum Dwelling Units Per Structure

26) Minimum Living Area: 650 square feet

27) Minimum Road Frontage: 70 feet

28) Minimum Building Setback Lines:

a) Front Yard: 30 feet

b) Side Yard: 12 feet

c) Rear Yard: 20 feet

29) Project Perimeter Setback

30) Maximum Building Height

31) Minimum Distance Between Buildings

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**DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

**The plans comply.**

32) Accessory Use and Building Standards (Article 6.1)

33) Architectural Standards (Article 6.2)



a) Building Design

- i) Building Façade: Shall be designed with a projection or recession in the entire vertical façade plane of the exterior walls of not less than six (6) feet in depth for every two (2) dwelling units.
- ii) Four-Side Architecture

b) Building Materials

- i) Permitted Materials: Shall include EIFS, synthetic stucco, Masonry Materials, wood, Fiber Cement Siding, and Polymeric Cladding. Aluminum and vinyl siding shall be prohibited.
- ii) Masonry Materials: A minimum of seventy-five percent (75%) of each Building Façade, excluding windows and doors, shall be Masonry Materials.

**Comment: Variance 2002-VS-03 granted at the February 13, 2019, Board of Zoning Appeals meeting to permit less than seventy-five percent (75%) of Masonry Materials on Building Facades.**

- iii) Diversity of Materials: Each Building Façade shall utilize a minimum of two (2) different exterior building materials (excluding window, door, and roofing materials). A different style of the same building material does not constitute as two different materials.

c) Windows

- i) Minimum of one (1) window, a minimum size of fifteen (15) square feet, or door (with a minimum of fifteen (15) square feet of glass per Dwelling Unit, as architecturally appropriate
- ii) All windows shall have treatment consisting of either i) shutters that match the size of the window or ii) casing a minimum of three and one-half (3.5) inches in dimension

d) Roof Design

- i) Minimum Pitch: Primary/main roof shall be a minimum of 6:12. Porches, bays, walkways, etc. may be covered with a lower roof pitch. Lower roof pitches may occur on rear elevations if concealed by side roof elements.
- ii) Minimum Overhang: Twelve (12) inches, as measured prior to the installation of Masonry Materials
- iii) Roof Form: Shall include, where appropriate, varied pitches and ridge levels in accordance with the architectural style of the Building and the Building Façade projections.



e) Streetscape Variety

34) Building Standards (Article 6.4)

35) Height Standards (Article 6.6)

36) Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping Requirements

<b>27 Dwelling Units</b>	<b>Shade Trees</b> (1 per Dwelling Unit)	<b>Ornamental/Evergreen Trees</b> (1 per Dwelling Unit)	<b>Shrubs</b> (4 per Dwelling Unit)
Required	27	27	108
Shown	42	27	140

b) Foundation Plantings: Shall be required intermittently (approximately every forty (40) feet against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers.

Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

Plantings shall be located within fifteen (15) feet of the Building Façade, Fence, or other barrier and shall occur within planting beds at least eight (8) feet in width.

37) Lighting Standards (Article 6.9)

38) Lot Standards (Article 6.10)

39) Outside Storage and Display (Article 6.12)

40) Parking and Loading Standards (Article 6.14)

41) Setback Standards (Article 6.16)

42) Vision Clearance Standards (Article 6.19)

43) Yard Standards (Article 6.21)

**DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

44) Block Standards (Article 8.1)

45) Easement Standards (Article 8.3)



- 46) Monument and Marker Standards (Article 8.5)
- 47) Pedestrian Network Standards (Article 8.7)
- 48) Storm Water Standards (Article 8.8)
- 49) Street and Right-of-Way Standards (Article 8.9)
- 50) Street Light Standards (Article 8.10)
- 51) Street Sign Standards (Article 8.11)
- 52) Surety Standards (Article 8.12)
- 53) Utility Standards (Article 8.13)

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#### **DEPARTMENT COMMENTS**

- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve Detailed Development Plan 2002-DDP-02 with the following condition:**
  - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov).